

**CAPTION IN COMPLIANCE WITH D.N.J. LBR  
9004-2(C)****LAW OFFICE OF EDWARD HANRATTY**EDWARD HANRATTY, ESQ.  
57 W. MAIN STREET, SUITE 2D  
FREEHOLD NJ 07728  
(732) 866-6655

IN RE:

**CHRISTOPHER M. JANKOSKI**

Certificate of Notice

Page 1 of 4

Order Filed on January 21, 2025  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

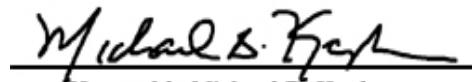
CASE NO.: 24-16538

HEARING DATE:

JUDGE: MBK

**ORDER AUTHORIZING SALE OF REAL PROPERTY**Recommended Local Form:  Followed  Modified

The relief set forth on the following pages numbered two (2) and three (3) is

**ORDERED.****DATED: January 21, 2025**  
\_\_\_\_\_  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

known as 15 Sheriff Street, Freehold, New Jersey (the Real Property).

IT IS hereby ORDERED as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3.  In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of Professional:	Raquel Nunez-Villaman, Weichert Realtors
Amount to be paid:	5% of Purchase Price
Services rendered:	Court Approved Realtor for Debtor
Name of Professional:	Jeffrey M. Lehman, Esq., / The Lehman Law Firm, PC
Amount to be paid:	\$2,000.00
Services rendered:	Court Approved Real Estate Attorney for Debtor

**OR:**  Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.
5. The amount of \$ 27,900.00 claimed as exempt may be paid to the Debtor.
6. The X *balance of proceeds* or the  *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.

closing.

8. The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.

9. Other provisions:

a. First Mortgage lender shall be paid in full via the payoff provided to the debtor by closing.

b. 14- day appeal period from the entry of the order is hereby **WAIVED**.

In re:  
Christopher Michael Jankoski  
Debtor

Case No. 24-16538-MBK  
Chapter 13

District/off: 0312-3  
Date Rcvd: Jan 21, 2025

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

The following symbols are used throughout this certificate:

**Symbol      Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 23, 2025:**

<b>Recip ID</b>	<b>Recipient Name and Address</b>
db	+ Christopher Michael Jankoski, 22 Kenith Way, Robbinsville, NJ 08691-3075

TOTAL: 1

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 23, 2025

Signature: /s/Gustava Winters

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 21, 2025 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Denise E. Carlon	on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
Edward Hanratty	on behalf of Debtor Christopher Michael Jankoski thanratty@centralnewjerseybankruptcylawyer.com aaguirre@centralnewjerseybankruptcylawyer.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 4